



ORDINANCE NO. 1708

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A SPECIFIC USE PERMIT FOR A NON DRIVE-IN RESTAURANT WITH OUTSIDE SALES WINDOWS ON A 0.4 ACRE TRACT OF LAND LOCATED AT THE NORTHEAST CORNER OF VALWOOD PARKWAY AND THE M K & T RAILROAD AND COMMONLY KNOWN AS 2409 VALWOOD PARKWAY AND BEING LOCATED IN THE PLANNED DEVELOPMENT 33 ZONING ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING INJUNCTIVE RELIEF; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch and State Law with reference to the granting of Specific Use Permits under the zoning ordinance regulations and zoning map, have given the requisite notice by publication and otherwise, and holding due hearings and affording a full and fair hearing to all property owners generally and to persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change of zoning use should be made, subject to the conditions set out herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by granting a Specific Use Permit for a Non Drive-In Restaurant With Outside Sales Window in the Planned Development 33 Zoning District. Said restaurant shall be located on a 0.4 acre tract of land at the northeast corner of Valwood Parkway and the M K & T Railroad and commonly known as 2409 Valwood Parkway.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Farmers Branch is hereby amended by amending the zoning map of the City of Farmers Branch so as to indicate a Specific Use Permit for a Non Drive-In Restaurant With Outside Sales Window in the Planned Development 33 Zoning District.

SECTION 3. That the above described restaurant shall be constructed in the manner setforth on the approved site plan attached as Exhibit "A".

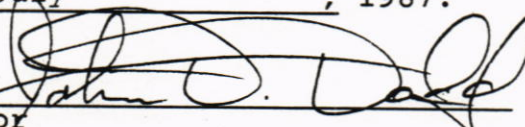
SECTION 4. That all ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same is hereby repealed and all other provisions of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That the above described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of the ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of Two-Hundred Dollars (\$200.00) for each offense.

SECTION 7. Whereas, it appears the above described property requires that it be given the Specific Use Permit in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch creates an urgency and an emergency for the preservation of the public health, safety and welfare requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance as the law in such cases provides.

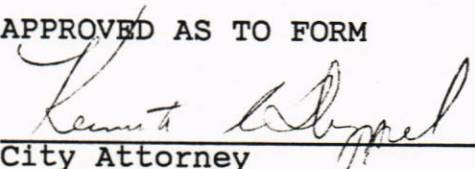
DULY PASSED BY the City Council of the City of Farmers Branch, Texas, on the 20th day of July, 1987.



Mayor

APPROVED AS TO FORM

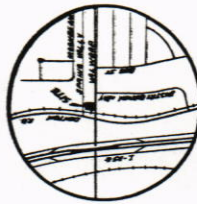
ATTEST:



City Attorney



City Secretary



LOCATION MAP

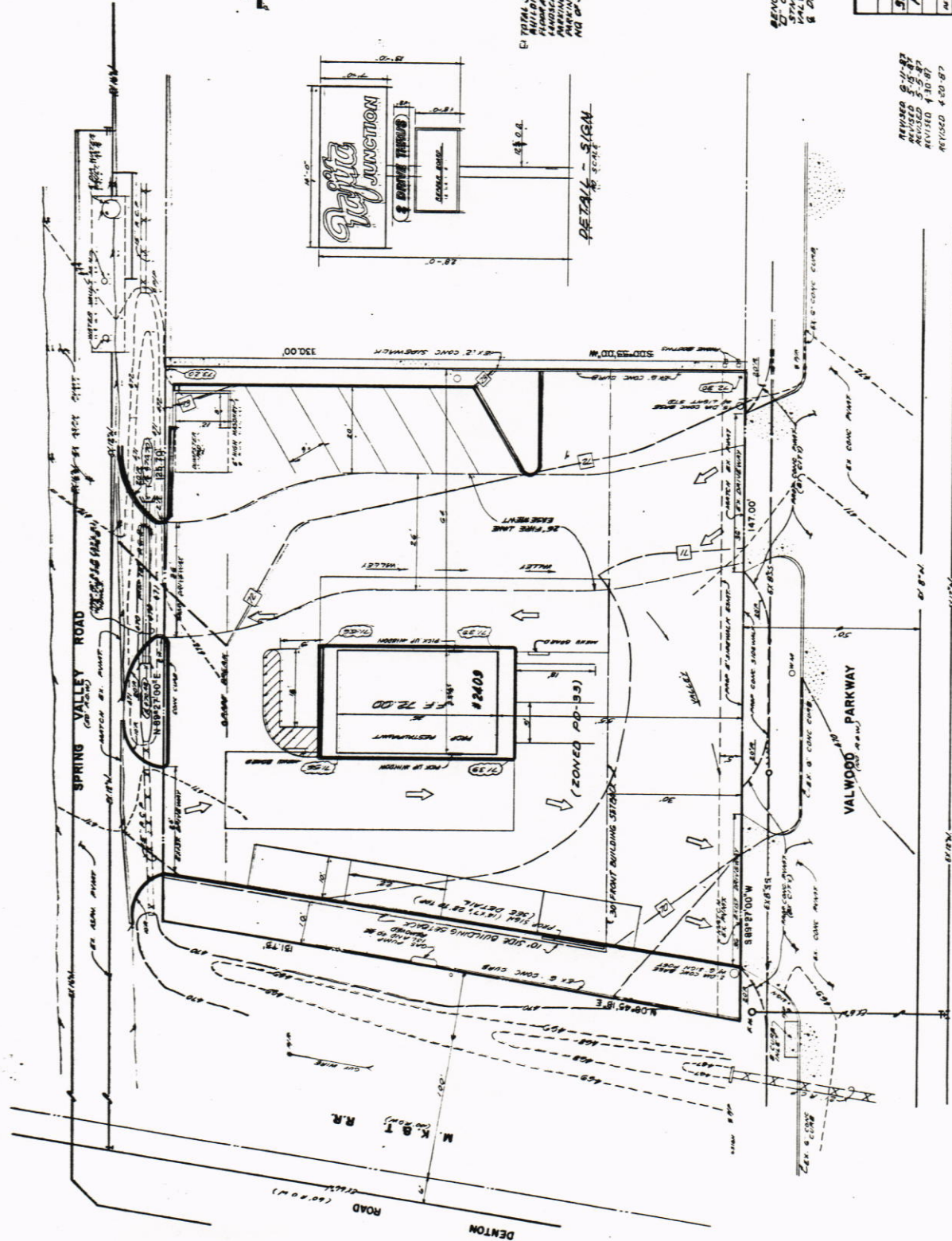


SITE DATA
 TOTAL SITE AREA 0.4087 ACRES
 BUILDING AREA 837 S.F.
 FLOOR AREA RATIO 188.5% (11.9%)
 G. SPACES 18 SPACES
 PARKING PROVIDED 18 SPACES
 NO. OF LIGHTING 18 LIGHTS

BENCHMARK:
 CENTER OF CONC.
 STATE HIGHWAY 120 N. SIDE OF
 VALWOOD PARKWAY 120' N. OF
 DENTON DR. ELEV. 462.87

SITE PLAN			
FAULTA JUNCTION			
SPRING VALLEY RD & VALWOOD PARKWAY			
FARMERS' BRANCH, TEXAS			
A.R.S. ENGINEERS, INC.			
DATE	10-10	FILE	100
DATE	10-10	FILE	100
DATE	10-10	FILE	100
DATE	10-10	FILE	100

REVISED 9-11-87
 REVISED 5-15-87
 REVISED 4-30-87
 REVISED 4-30-87
 3-30-87



- NOTE:
- * BID DOES NOT INCLUDE SLEEVING
 - * OPTIONAL PLANTING 25' 3gal Liquidum
 - DEVOTES SPRINKLER HEADS
 - SHOWS SLEEVING REQUIRED
 - * ALL LANDSCAPE AREAS TO BE COVERED 100% By Irrigation system.

FATTA JUNCTION	
SCALE: 1" = 10'	DESIGNED BY: R. HALL
DATE: 1-27-83	REVISED BY: R. HALL
SPRING VALLEY RD & VALWOOD	
HALL'S AUTO SPR & LAUD. 37076	

